

By Email: developmentplans@southlakeland.gov.uk



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CHARTERED PLANNING & PROPERTY ADVISERS

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FAO: Dan Hudson

Dear Sirs

Proposed Allocation at Croftlands West - Nook Farm, Ulverston
Compliance with the National Planning Policy Framework (NPPF)

As you are aware, we act on behalf of Mr F Phillipson of Nook Farm, Ulverston. In this regard we respond to your recent invitation to submit representations on the degree to which the Land Allocations DPD is in conformity with the NPPF.

We consider that the proposed allocation at Croftlands West – Nook Farm, Ulverston is fully compliant with the NPPF and that the allocation will enable a truly sustainable development which will deliver social as well as economic and environmental benefits.

The NPPF supports larger scale development such as extensions to existing communities. The proposed allocation at Croftlands West – Nook Farm directly adheres to this guidance and will enable future development to the south west of Ulverston to make full use of existing infrastructure and services as well as delivering the necessary improvements required by the new and existing community.

The allocation seeks to make efficient use of land in a sustainable location. This will make a significant contribution to meeting existing and future housing needs, which is a key element of the NPPF. It will also contribute to maximising opportunities for local economic development, and also deliver environmental improvements.

The NPPF specifically identifies the need to plan positively to meet the development needs of an area, to take local circumstances into account and to proactively support sustainable development to deliver housing for the local community. We consider that this has been achieved by the Croftlands West – Nook Farm proposals and therefore we conclude that the proposed allocation is fully compliant with the objectives of the NPPF.

Yours faithfully

A handwritten signature in dark ink, appearing to read "Higham & Co.", written over a light blue horizontal line.

Higham & Co

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